

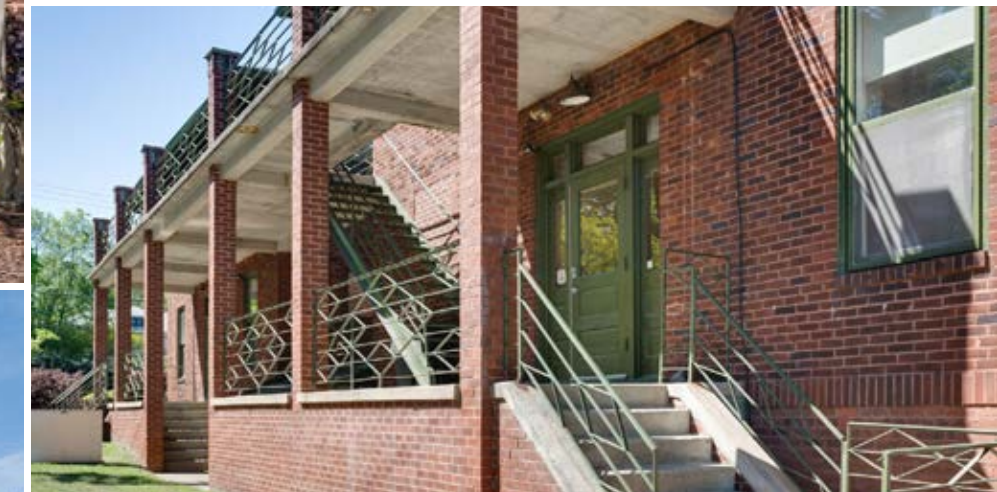
1100 WAKE FOREST RD

OFFICE SPACE FOR LEASE

1100 Wake Forest Road, Raleigh, NC 27604

AGENT

Peter Pace, SIOR · peterpace@yorkproperties.com
919.645.2770



PROPERTY DESCRIPTION

OFFICE FOR LEASE

AVAILABILITY

First Floor Suite ± 5,400 SF

Individual offices are also available

\$27.00 PSF Full Service
LEASE RATE

DETAILS

Plenty of On-Site Parking

Monument Sign Facing Wake Forest Road

Close to Downtown, Shops, and Restaurants

Available Immediately

ABOUT 1100 WAKE FOREST ROAD

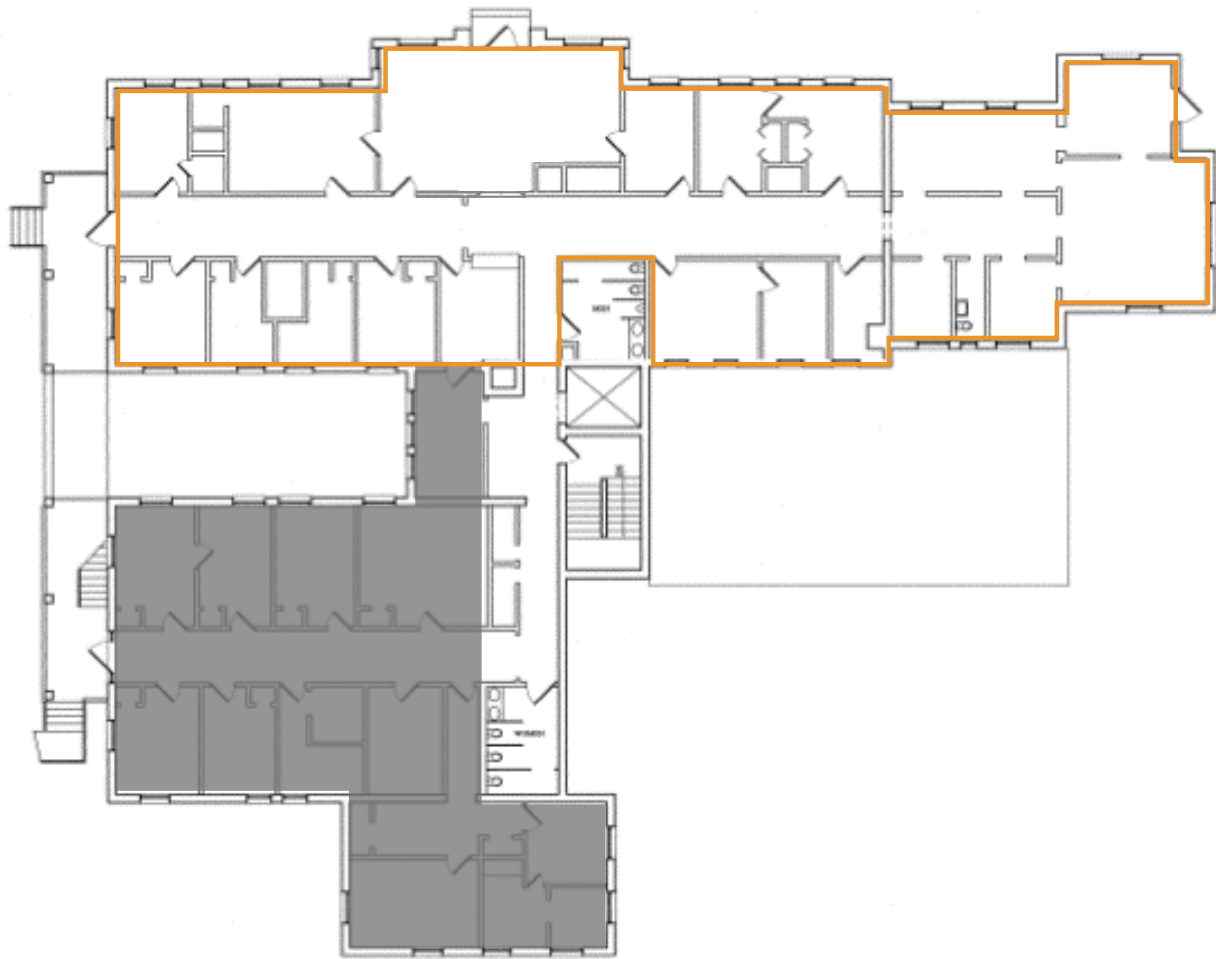
Wonderful historic building on the Wake County Historic Registry. The building is the former Mary Elizabeth Hospital Building which features gorgeous windows, natural light and original woodwork. The space recently has been updated including new lighting, break room, fresh paint, and new flooring.





± 5,400 RSF

FIRST FLOOR SUITE



RALEIGH ACCOLADES

#1 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#3 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2025

#3 FASTEST GROWING U.S. CITY FOR CONSTRUCTION

CoreLogic · February 2025

RALEIGH PROFILE

52.4% Batchelor's Degree or Higher, Ages 25+	51.2% Owner Occupied Housing Unit Rate	453,345 Number of Housing Units, Wake Co.	\$82,424 Median Household Income
197K Number of Households	2.42 Number of Persons Per Household	23.4 min. Mean Time Travel to Work	95.9% Households with a Computer
34.5 Median Age	\$377,800 Median Home Price	\$1,121 Median Gross Rent	482,295 Total Population

MAJOR GROWTH ON THE HORIZON

DICKERSONBAKKER MAKES THE MOVE · FEBRUARY 2025

"Site plans for DickersonBakker's office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won't occupy. Instead, it will rent out the space or turn it into coworking space."

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

REVITALIZATION NEAR WESTERN BLVD · JANUARY 2025

Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-used "live-work-play" complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million."

<https://www.newsobserver.com/news/business/article299023900.html>






RALLIANT HEADQUARTERS · MARCH 2025

"Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search.

Kyle Touchstone, director of Raleigh Economic Development, said..."To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership ... all of the support functions ... it's a huge undertaking for a company"

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

1100 WAKE FOREST ROAD 2025 DEMOGRAPHICS

 MILE RADIUS	 POPULATION	 HOUSEHOLDS	 HOUSEHOLD INCOME	 DAYTIME POPULATION
1	13,961	6,994	\$132,338	16,681
3	103,438	45,565	\$105,361	99,723
5	256,864	110,547	\$96,167	178,200

1100 WAKE FOREST RD

LEASING

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MARKETING

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YORK PROPERTIES

Brokerage • Property Management • Security
Maintenance • Association Management • Construction
Landscaping • Accounting

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